

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Circle Terrace, 25' E of
Shelbourne Road
(104 Circle Terrace)
13th Election District
1st Councilmanic District

Navine Baney
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-41-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Navine Baney. The Petitioner seeks relief from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 21 feet in lieu of the required 22.5 feet for a proposed deck. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

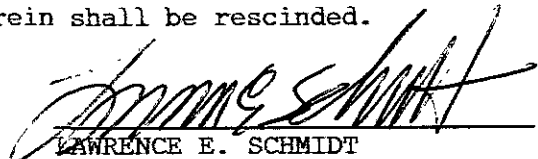
Date

By

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of August, 1998 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 21 feet in lieu of the required 22.5 feet for a proposed deck, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 8/21/98

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

August 21, 1998

Ms. Navine Baney
104 Circle Terrace
Arbutus, Maryland 21227

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Circle Terrace, 25' E of Shelbourne Road
(104 Circle Terrace)
13th Election District - 1st Councilmanic District
Navine Baney - Petitioner
Case No. 99-41-A

Dear Ms. Baney:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: ~~People's Counsel~~

✓ File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 104 CIRCLE TERRACE Arbutus Md 21227

which is presently zoned DR 3.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3C.1 and 301-1A BCZR

TO PERMIT A REAR YARD SET BACK OF 21' FOR A DECK IN LIEU OF THE Required 22.5'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

THE NEED and hardship for wanting ^{the DECK} in this location, is that we have a SIX FEET (6') Patio sliding Door which makes it practical and convenient.

The replacement Deck and entrance steps was necessary because of the eminent and immediate safety Hazzard towards residents, visiting family, sons, daughters, grandchildren, greatgrand and VISITORS.

Property is to be posted and advertised as prescribed by Zoning Regulations. P.T.P.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

(We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Narine BANEY

(Type or Print Name)

Signature

(Type or Print Name)

Signature

104 CIRCLE TERRACE

410-242-5728

Address

Phone No

Arbutus

Md

21227

City

State

Zipcode

Name, Address and phone number of representative to be contacted

SAME

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: JAM

DATE: 7.23.98

ESTIMATED POSTING DATE: 8-2-98



Printed with soy ink on Recycled paper

ITEM #: 41

99-41-A

ORDER RECEIVED FOR FILING

Date: 8/2/98
By: [Signature]

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 104 CIRCLE TERRACE
address
Arbutus Md. 21227
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

THE DECK WAS ABOUT 20 years old, the boards Bars and nails was rotted in many
Places, The nails that holds the bars was loose, this was unsafe for the children
adults. I wanted the Deck to be completed by July 4th 98 as we were having a family
get together. My daughter her husband and two sons was coming from Houston Texas
This made us 32 years in U.S.A. Enclose you'll find pictures of the old Deck.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature)

(type or print name)



(signature)

NARINE BANNEY
(type or print name)

CARROLL
STATE OF MARYLAND, COUNTY OF BALTIMORE to wit

I HEREBY CERTIFY, this 20th day of July, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

NARINE BANNEY

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

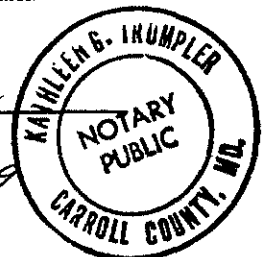
AS WITNESS my hand and Notarial Seal.

July 20, 1998
date

Lueth A. Lynch
NOTARY PUBLIC

My Commission Expires:

3-1-1999



A-10-44



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 104 CIRCLE TERRACE Arbutus Md 21227

which is presently zoned DR3.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 and 301.1A. BCZR;

TO PERMIT A REAR YARD SETBACK FOR A DECK IN
LIEU OF THE REQUIRED 22.5' of 21'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The need and hardship for wanting the Deck in this location is that we

have a six Feet Patio Sliding Door which makes it practical and convient

The replace Deck and entrance steps was nessary because of the imminent and immediate Safety Hazzard towards residents, visiting family, sons, daughters grandchildren, greatgrand, and visitors.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

NARINE BANEY

(Type or Print Name)

Signature

(Type or Print Name)

Signature

104 Circle Terrace 410-242-5728
Address Phone No

Arbutus Md 21227
City State Zipcode
Name, Address and phone number of representative to be contacted

Name

Address Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: JCM DATE: 7-23-98

ESTIMATED POSTING DATE: 8-2-98



Printed with Soybean Ink
on Recycled Paper

99.41-A

ITEM #: 41

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 104 CIRCLE TERRACE ⁴¹⁰⁻²⁴²⁻⁵⁷²⁸
address
Arbutus Md 21227
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The Deck was about 20 years old the boards bars and nails was rotted in many places,
the nails that holds the bars was loose. This was unsafe for the grandchildren
and also grown ups. I wanted the deck to be completed by July 4th 98, as we were having
a family get together. My daughter her husband and two sons was coming from Houston
Texas. This made us 32 years in U.S.A.
Enclose you'll find pictures of the OLD DECK.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature)

(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF ^{CARROLL} BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of July, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

NARINE BANEY

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

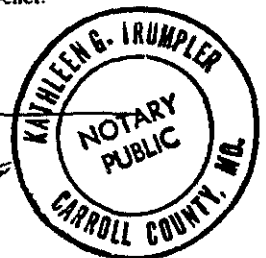
AS WITNESS my hand and Notarial Seal.

date July 20, 1998

Kathleen G. Trumpler
NOTARY PUBLIC

My Commission Expires:

3-1-1999



4-10-98

3

OWNER — MARINE BANEY
104 CIRCLE TERRACE
ARBUTUS MARYLAND 21227
PHONE NO. 410-242-5728

ZONING DESCRIPTION FOR 104 CIRCLE TERRACE
(address)

Beginning at a point on the North side of
(north, south, east or west)
CIRCLE TERRACE which is 40 Feet
name of street on which property fronts (number of feet of right-of-way width)
wide at the distance of 25 Feet East of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Shellbourne Rd
(name of street)
which is 50 Feet wide. *Being Lot # 3, PT Lot 2
(number of feet of right-of-way width)
Block _____, Section # _____ in the subdivision of Browns terrace
(name of subdivision)
as recorded in Baltimore County Plat Book # 13, Folio # 095.
containing 0.168 AC. Also known as 104 Circle Terrace
(square feet or acres) (property address)
and located in the 13 Election District, 1 Councilmanic District.

41

99.41-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 056201

DATE 7-23-98 ACCOUNT REC-6150

AMOUNT \$ 50.00

RECEIVED
FROM:

N-BANCY

104 Circle Terrace

FOR:

(CIR) Ad. Var.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Jen

PAID RECEIPT

PROCESS ACTUAL TIME
7/24/1998 7/25/1998 14:24:26
BY WCM CASHIER NAME KOM DEWIER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 060092
CP NO. 056201

50.00 CHECK

Baltimore County, Maryland

99-41-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case # 99-41-A
Petitioner/Developer:
(Narine Bancy)
Date of Hearing/Closing:
(August 17, 1998)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____
104 Circle Terrace Baltimore, Maryland 21227 _____

The sign(s) were posted on _____ July 30, 1998 _____
(Month, Day, Year)

Sincerely,

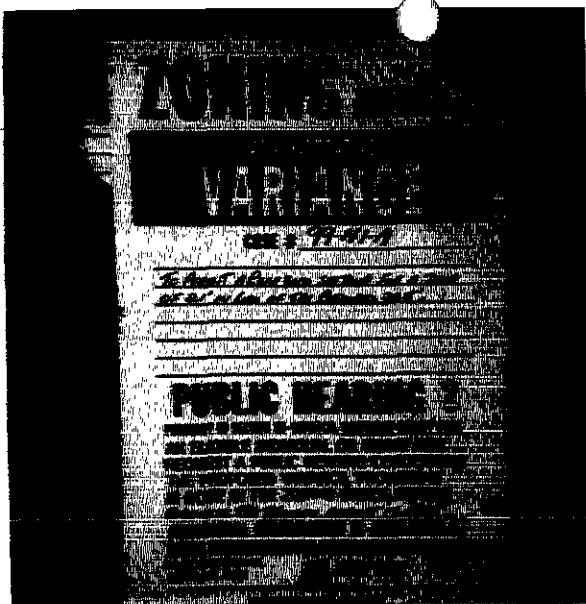

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
(Telephone Number)



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-41-A

Petitioner: NARINE BANEY

Address or Location: 104 TERRACE Circle TERRELL, ARBUTHNOT, Md. 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: SAME

Telephone Number: 410-242-5728

Revised 2/20/98 - SCJ

99-41-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 41 -A Address 104 Circle Terrace.
Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7-23-98 Posting Date: 8-2-98 Closing Date: 8-17-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet 0to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 41 -A Address 104 Circle Terrace
Petitioner's Name N. BANEY Telephone 410-242-5728
Posting Date: 8-2-98 Closing Date: 8-17-98
Wording for Sign: A VARIANCE
To Permit A REAR YARD SETBACK FOR A
DECK of 21ft. IN LIEU OF THE REQUIRED
22.5 ft.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 12, 1998

Ms. Narine Baney
104 Circle Terrace
Arbutus, MD 21227

RE: Item No.: 41
Case No.: 99-41-A
Location: 104 Circle Terrace

Dear Ms. Baney:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 23, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

AUGUST 7, 1993

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: OWINGS MILLS LIMITED PTNP. 027
KAMBIZ KARIMIAN 031
STERLING INDUSTRY LANE, L.L.C. 030
JAMES ANDREW DUNNIGAN AND DOROTHEA
DOLORES DUNNIGAN 035
FRANK ROSENBERGER AND MARY ROSENBERGER 036
PHYLLIS E. TYLER 037
VERNON MERKLE AND MARILYN IRWIN 038
KEVIN F. BRACKEN AND DAWN H. BRACKEN 039
NARINE BANEY (041)
MR. AND MRS. BRINKLEY ITEM 16

Location: DISTRIBUTION MEETING OF AUGUST 3, 1998

Item No.: SEE ABOVE Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 387-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: August 3, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

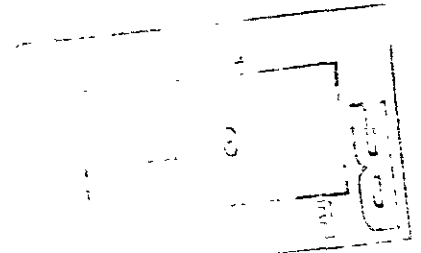
The Planning Office has no comments on the following petitions (s):

Item No. 35, 36, 37, 39, and (41)

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief: Jeffrey W. Long

AFK/JL





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 7.31.94
Item No. 041 JCM

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: POM

FROM: R. Bruce Seeley. *RR 2/88*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: *Aug 3, 98*

DATE: *2/13/98*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	27	35	(41)
	28	36	424 RA
		37	
	31	38	43
	33	39	

RBS:sp

BRUCE2/DEPRM/TXTS8P

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

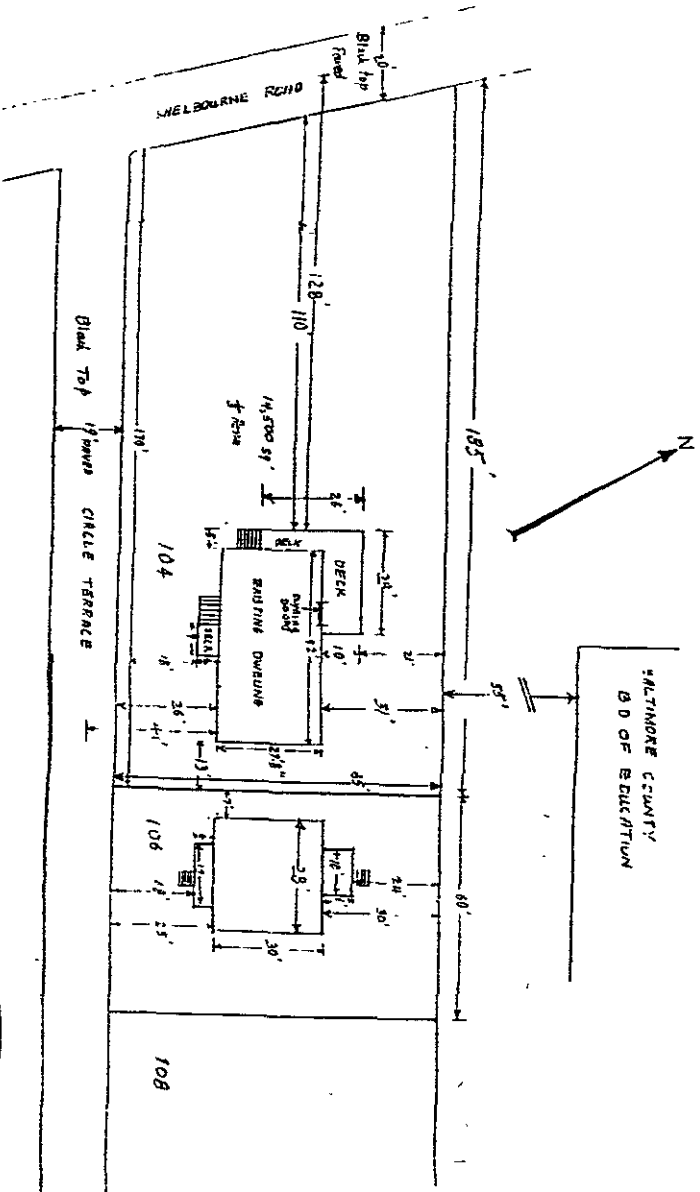
PROPERTY ADDRESS: 104 Circle Terrace, Arbutus, MD 21227 pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: EXUMS Terrace

plat book # 13, lot # 08, lot # 3, section # 2

OWNER: Marine Baney (410) 242-5728

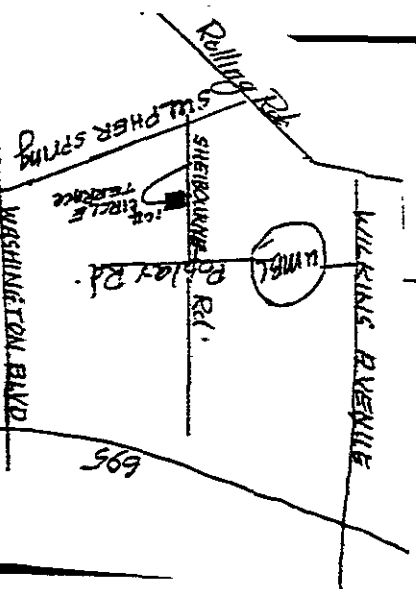
NE side 220' SE of Shelbourne Rd.



North
date: _____
prepared by: _____

Scale of Drawing: 1" = 50'

Plat
EX # 1



LOCATION INFORMATION

Election District: 13

Councilman District: 1

1"-200' scale map: SW SE

Zoning: DR 3.5

Lot size: 333 14,500
square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☐ YES ☒ NO
Prior Zoning Hearings: NONE

Zoning Office USE ONLY

reviewed by: _____ ITEM #: _____ CASE #: _____

Sum 41

99-41-A

O-T

41

SPRING

D.R. 3.5

BROWN
TERRACE

CIRCLE
TERRACE

SITE

SHELBOURNE

COWDENSVILLE

ROAD

GARRETT AVENUE

D.R. 3.5

GAY
AKS
PARK

ARBUTUS
MIDDLE
SCHOOL

D.R.

99-41-A

110050



SCALE
1" = 200' ±

LOCATION
CROWDENTOWN

SHEET
5-E

DATE
OF
PHOTOGRAPHY
JANUARY
1986

99-41-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP